



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	LEEVEES WINONA
Assessor's Parcel Number:	20894
Address:	Red Hawk Ln, Trinity, TX 75862
County:	Trinity County, TEXAS
Subdivision:	TRINITY COVE SECTION 01
Lot number:	15
Legal Description:	TRINITY COVE SECTION 01, BLOCK 06 LOT 15
TRS:	N/A
Parcel size:	0.1492 acres
Terrain type:	Forest / Hill
Elevation:	66.0 m or 216.5 feet
Flood zone:	No
Notes:	*The address "139 Red Haw Ln" generated in Google maps is NOT the actual address of the property. 139 is next to property 20894, please take note.

Property Location / Access

Google map link:	https://goo.gl/maps/Z8AXw3uheM7gc2XnZ
GPS Coordinates:	30.9114, -95.3323
GPS Coordinates (4 corners):	30.9115, -95.3325 - NW 30.9116, -95.3323 - NE 30.9113, -95.3321 - SE 30.9113, -95.3323 - SW
Access to property:	Yes, Red Hawk Lane
Road surface/type:	Dirt
Who maintains roads:	County
Closest highways:	TX-10
Closest major city:	College Station, TX 77840 (1 hr 28 min (77.5 miles)
Closest small town:	Trinity, Texas 75862 (9 min (4.5 miles)
Closest gas station:	Shell, 1110 White Rock Acres Rd, Trinity, TX 75862 (6 min (1.9 miles)
Nearby attractions:	Ampro Productions, 115 Canadian Dr, Trinity, TX 75862 (12 min (6.3 miles) Historic Tours of Texas, 1212 12th St, Huntsville, TX 77340 (31 min (24.7 miles) The David Crockett Spring, 100 E Goliad Ave, Crockett, TX 75835 (38 min (32.7 miles)
Notes:	N/A

Property Tax Information

Assessed property value:	\$3,445.00
Actual property value:	\$3,445.00
Back taxes owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual property taxes:	\$64.98
Notes:	N/A

Zoning & Restriction Information

Zoning / Property use code:	No Zoning
What can be built on the property?	Must review the CC&RS before building anything.
Time limit to build?	Per County, there are no such restrictions
Is camping allowed?	Per CC&Rs, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per CC&Rs, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per CC&Rs, Yes allowed in SECTION# 1
Mobile home restrictions if any:	Should not be older than 10 years. Must review the CC&Rs for details.
Is property part of an HOA or POA?	Yes, Trinity Cove Improvement Associates - 936-594-3278
HOA or POA dues if any:	Total due as of today is \$139.00 Annual Fee: \$139.00
Subdivision CC&R availability:	CC&Rs are attached
Deed availability:	Copy of the deed is not available for free.
Deed information:	Book/ Page 890/ 42
Notes:	This parcel is OUTSIDE the "CITY LIMITS"

Utility Information

Water?	Would have to contact City of Trinity, TX (936-594-2507)
Sewer / Septic?	Septic would have to install

Electric?	Would have to contact Entergy Texas (800-368-3749)
Gas?	Would have to contact Consumers LP Gas Co. (+19365942156) or Texas Star Propane - Huntsville (+19364396544)
Waste?	Would have to contact Public Waste Services (+19362919300) or Onalaska Collection Station
Notes:	Per HOA, City of Trinity, TX will provide the water services there. Power poles visible on access road.
County Contact Information	
County Website:	http://www.co.trinity.tx.us
Assessor Website:	http://www.co.trinity.tx.us/page/trinity.County.Assessor.Collector
Treasurer Website:	http://www.co.trinity.tx.us/page/trinity.County.Treasurer
Recorder Website:	http://www.co.trinity.tx.us/page/trinity.County.Clerk2
GIS Website:	https://propaccess.trueautomation.com/clientdb/?cid=90
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(936) 642-1208
Phone number for Treasurer:	(936) 642-1443
Phone number for Assessor:	(936) 594-3426
Notes:	N/A